



Heritage Statement

Proposal: Change of use of the 1st and 2nd Floor into a self-containing apartment

Location: 73 Yorkshire Street Rochdale OL16 1DB

Development Proposed: Applicant to convert the 1st and 2nd Floor of the building into a living accommodation.

Applicant: Mr. Danyal Riyasat

Description: The application site relates to No. 73 Yorkshire Street, Rochdale OL16 1DB

Development Proposed: Applicant to convert the 1st and 2nd Floor of the building into a living accommodation.

The area originally developed as a commercial, cultural, social and civic focal point of the town and contains examples of impressive Georgian, Victorian and early 20th century architecture. It also has strong connections to the Cooperative Movement.

Domesday Book, Rochdale started as a medieval market town and developed into an industrial town. The Industrial Revolution brought the Rochdale Canal and the expansion of the woollen and cotton industries, but also hardships which prompted in 1844 the opening of the world's first modern co-operative shop by the Rochdale Society of Equitable Pioneers. The decline and loss of industry in the 20th century provided challenges and opportunities for enhancing the historic fabric of the town centre. This historic area assessment provides an overview of the history, development, character and significance of central Rochdale in order to inform future decisions about the enhancement of the two conservation areas and to underpin their value and role in the regeneration of the town centre.

The current building is a three-storey mid terrace retail unit. The ground floor of the building has been occupied since the possession of the building. The 1st and 2nd floor of the unit are currently unoccupied.

It has been decided by the client to make change of use of the 1st and 2nd floor into residential unit. The residential units shall consist of 3-bedroom self-contained apartment with separate access from Hunters Lane.

The change of use of the 1st and 2nd floor will be in keeping with similar change of use of the building both locally and nationally.

It is intended to maintain the ground floor as a commercial unit and make no further changes to this. It is also the intension of the client to maintain the entrance to the retail unit from Yorkshire Street, which shall be in keeping with the retail units on the street.

The applicant is fully aware of the heritage status of the area, and its history.

The vision for the Rochdale Heritage Action Zone (HAZ) is to transform a failing, retail dominated street into a vibrant area of mixed-use development that acknowledges and celebrates heritage.

The Rochdale HAZ is centered on Drake Street - the historic route from the railway station down to the Town Hall.

The applicants building is close to Drake Street, which has listed buildings and buildings of historic interest.

It is further noted that the said building is not listed or on the heritage at risk register.

The client is mindful of these facts and shall comply with all the planning conditions should the Planning Permission be granted.

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